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Thomas G. Gatzunis, P.E.
Commissioner

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Director

Board Meeting Minutes – February 23, 2015

21st Floor – Conference Room 1

Present Board Members:

- Walter White, Chair (WW)
- Jeffrey Dougan, Massachusetts Office on Disability Designee (JD)
- George Delegas, Member (GD)
- Lisa Pilorz, Member (LP)
- Carol Steinberg, Member (CS)

and

- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)
- Thomas Hopkins, Executive Director (TH)

Members Not Present:

- Diane McLeod, Vice Chair (DM)
- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- Andrew Bedar, Member (AB)

- Meeting began at approximately 9:25 a.m.

1) Discussion: Roll Call

WW - Call to order all but Andrew Bedar, Raymond Glazier and Diane McLeod present

2) Incoming: 28 West Broadway (The Station), South Boston (V15-027)

TH - EXHIBIT – variance application and supplemental information
- existing 4 story building, with restaurant at the first floor and lodging house at the upper floors with a common kitchen, bathroom and laundry area
- spending over 30%
- looking to provide no access
- argument that they meet both standards of the definition of “impracticability”
- the building is land-locked with only a small alley accessing the back
- they can provide a menu and buzzer at sidewalk level for the restaurant
- proposing to make create an additional accessible room within a similar facility at 40 Berkeley Street (within a mile away), which already has an accessible room within that lodging house
- submitted a lift, ramp and elevator study

JD - *grant as proposed*
- *no second*

CS - *have the package sent to all Board Members to review at the next meeting*
JD - *second - carries with GD abstaining*

Raymond Glazier, Executive Office on Elder Affairs Designee (RG) – now present

3) Incoming: Restaurant, 21 South Water St., Nantucket (V15-024)

TH - EXHIBIT – variance application and supplemental information
- reducing the square footage of the second floor by creating a mezzanine to look down to the floor below
- tenant fit out
- spending over 30%
- seeking variance for the lack of access at the second floor (vertical access and bathrooms)
- also seeking variances for two of the entrances, one accessible entrance at the first floor

JD - *grant as proposed, but ask for written seating policy as well*
GD - *second – carries with CS abstaining*

Andrew Bedar, Member (AB) – now present

4) Incoming: Harvard Club of Boston, 375 Commonwealth Ave., Boston (V15-025)

TH - brought to the Board on January 26, 2015, and was promised a variance application by a certain date
- they asked for the release of the permits based on the submittal of the variance application, so the Board supported that request
- also required 30% analysis, and submitted an application on citing 3.3.1 and cited the ADA, and said that they were going to comply by 2025
- EXHIBIT – variance application and supplemental information

CS - *issue stop work order until the required analysis and variances are submitted*
RG - *second – carries with LP abstaining*

5) Advisory Opinion: Main Entrance Vestibule, McCormack Building, One Ashburton Place, Boston

- TH - EXHIBIT – February 12, 2015 letter from Frank Chmilariski, AHA Consulting Engineers
- signage at the front entrance (41.1.3e)
 - emergency egress signage is illuminated, but does not have the symbol of accessibility
 - they have gotten a response from an engineering firm that the reinstallation of signage would require extensive work
 - proposing photo illuminating signs

RG - *does not comply*

CS - *second – carries with JD abstaining*

LP - *within 30 days receipt of notice*

GD - *second – carries with JD abstaining*

6) Incoming Discussion: UMass Life Science Facility, 240 Thatcher Way, Amherst (V14-310)

- TH - previously denied and required access to the room
- EXHIBIT – 2/20/15 submittal from Adrienne Walters of ARC

JS - *accept the plans*

AB - *second – carries unanimously*

7) Incoming: Condo Stair Lift, 99 Florence St., Building 50, Chestnut Hill (V15-028)

- TH - EXHIBIT – variance application and supplemental information
- install a chair lift (no platform) to accommodate one tenant during an elevator modification project
 - will be installed from the 1st to the 3rd floor during the elevator renovation within the condo

JD - *grant the installation of the chair lift during the elevator modernization project, on the condition that the lift is removed once the elevator modernization is completed, with a follow-up required within 2 months*

AB - *second – carries unanimously*

8) Incoming: War Memorial Hall Room, City Hall, 1000 Commonwealth Ave., Newton (V15-021 & V14-235)

- TH - EXHIBIT – variance application and all supplemental information
- three-story masonry building with City offices and two large meeting spaces at either end of the building
 - spending \$800,000 currently and a past permit of \$300,000 in 2013
 - 3.3.1b, work performed and an accessible entrance and toilet room required
 - current project is at the mezzanine of the hall, proposing new accessible parking spaces, new accessible entrances and toilets, new entrance doors, new lift to the stage in the hall, and a new 3 stop elevator
 - seeking a variance for the lack of access and accessible seating to the balcony at the mezzanine of the hall

AB - *grant as proposed for the lack of vertical access and seating at the balcony, on the condition that it is only used for overflow seating*

JD - *second –*

- TH - War Memorial Hall, V14-235
- originally reviewed by the Board on 9/22/14

- connection to the War Memorial Hall
- had approved the variances requested and then got information from the Commission on Disability that they had never received the variance application
- new application received on January 12, 2015, with comments sent by the Commission on January 15, 2015
- 2/15/15 letter to the Board from the Commission, where they voted to “deny” the variances, until the elevator project is completed and access is provided to the hall

- motion regarding the lack of access at the balcony carries unanimously

RG - reopen the discussion regarding the previously requested variance requests (V14-235)

AB - second – carries unanimously

RG - reaffirm the previous decision of the Board

AB - second - carries unanimously

9) Incoming: “Crystal” Schutte Sculpture, Stone Hill, Clark Art Institute, 225 South Street, Williamstown (V15-020)

TH

- EXHIBIT – variance application and supplemental information
- variance for the routes to this sculpture
- crystal shaped building will be accessible
- proposing an accessible golf cart as an accommodation to get to the sculpture
- it is over 3,000 feet away from the nearest building

CS - grant as proposed

AB - second – carries with LP abstaining

10) Incoming: Marcus Lewis Tennis Center, 100 Nonset Path, Acton (V15-007)

TH

- EXHIBIT – submittal requesting if the thresholds comply
- inflated dome facility
- door systems require airtight entry, revolving door with adjacent accessible door, with the pressure required being more than 15lbs
- proposing a buzzer at exterior door with signage about the policy
- EXHIBIT- 2/22/15 email from Danny Factor of Acton Commission on Disability

JD - grant as proposed

LP - second – carries unanimously

11) Incoming: Block H Chapel, 51 Seaport Road, Boston (V15-023)

TH

- EXHIBIT – variance application and supplemental information
- spending over \$4 million
- new construction
- proposing to install a LULA to serve the mezzanine, because it is new construction, it requires an elevator
- need to know more about the access to the altar

CS - grant on condition that LULA has automatic door opener and that more information regarding access to the altar is provided

JD - second – carries unanimously

12) Incoming: One Canal Housing, One Canal St., Boston (V15-022)

- TH - EXHIBIT – variance application and supplemental information
- new housing
 - seeking variance for alternate sink depths
 - outlet at the exterior balcony, proposing to install the outlet lower than required

RG - grant on the sink, with the usual conditions

JD - second – carries unanimously

- TH - construction is 45% complete
- closer than 18” from interior corner on balcony, with low reach maintained at 15”

JD - grant as proposed for the outlets, on the condition that they outlets are put as far out of the corner as possible

AB - second – carries unanimously

JD and CS left the room

13) Incoming: Urban Art Bar, 709 East Broadway, South Boston (V15-018)

- TH - EXHIBIT – variance application and supplemental information
- proposing to add extra toilet (required by plumbing code) in the basement area, which is mainly employee only
 - there are two stamped plans, showing a first floor bathroom dimension of 69” by 90 1/4”, and the other plan shows dimensions of 56 7/8” by 90 1/4”
 - section 28.1 for lack of access to the basement, and 30.1 for the lack of access at the basement bathroom, and 30.2 for location of the new bathroom
 - no information on spending

LP - continue for more information regarding spending and dimensions of the first floor toilet room

RG - second – Carries unanimously

JD and CS now present

14) Incoming Discussion: New Three-story Residential, 23 Mercer St., South Boston (V14-311)

- TH - previously ordered that lift from garage was to serve both units at the first floor
- EXHIBIT – 2/19/15 letter from Chris Drew (architect), explaining the use of the lift

JD - grant as proposed

RG - second – carries unanimously

15) Discussion: Meeting Minutes and Decisions from 2/13/15

CS - motion to accept with changes

JD - second – carries unanimously

16) Hearing: School of the Museum of Fine Arts, 230 The Fenway, Boston (V14-201)

WW - called to order at 11 a.m.
- introduce the Board

Mary Roetzel, School of the Museum of Fine Arts (MR)
John Piacitelli, SMFA Architect (JP)

WW - both sworn in
- EXHIBIT - AAB1-28

JP - request a variance for the timing of the completion of the work
- not seeking an outright variance, just time to comply
- exterior renovation of \$9 million, triggered full compliance
- AAB12-20, outlining the items that will be made compliant with priorities (1, 2-3, 3-5 year timeframe and outright variances)

Arthur Trenowein (AT) - now present and sworn in by the Chairman

JP - 4 different phases; years 1-2, years 2-3, years 3-5, and
- counter heights lowered in the first 1-2 years (café, service counter at retail store, student affairs, continuing Ed/Registrar, Admin Offices and photo/video storage)
- library seating needs to be reconfigured, library check-out desk needs to be lowered
- item #8 requires the removal of a library stack, and is proposed to be done outside of the 5 year timeframe to remove the stack and create compliant stack widths
- Items 15-18 all deal with items that are original design protruding objects and need to be enclosed to be completed within the first year
- Items 19-20, exterior kiln area, work in kiln is done with supervision, items are fired by an instructor; there is also an interior kiln
- the exterior kiln will be made accessible within 3-5 years

AT - always supervised to use the kilns

GD - if students are accompanied but still use the kiln then needs to be accessible

JP - they can get into the kiln room, but then hand over their piece to the instructor to place in the kiln

JP - Item 20, patio area above exterior sculpture room, up 20 stairs
- very seldom used, the main entrance patio is more often used
- propose to close this exterior roof top patio

JD - no variance is required for the lack of access to the exterior roof patio above the sculpture room (Item 20), since the testimony is it will be closed to the public

RG - second – carries unanimously

JP - only a supervisor employed by the school goes into the kiln

JD - no variance required for the lack of access to the exterior kiln (item 19), since the testimony is that only employees of the school access the kiln itself

LP - second – carries unanimously

- JP - proposing compliant rails at both sides for the ramps in Item 21-24 within the first year
- item 25 not applicable;
- items 26 lack of compliant maneuvering clearances, proposing auto-openers within the 2-3 year timeframe
- crash bars to be installed for entry door (item 27), to be done in 2-3 year time frame
- door to exterior sculpture room that has noncompliant threshold, to be done within 3-5 year timeframe (item 28)
- CS - why 3-5 years to complete the threshold?
- AT - used as a sculpture and wax mold classroom
- CS - how high is the threshold?
- JP - can move up the compliance date
- bituminous pavement between exterior pavement and shed, which has sunken
- 1-1.5” change in level
- JP - item 29, there are rooms that have adjoining doors with the lack of compliant clearances, proposing to relocate that equipment
- item 30, many of the rooms have knobs and not levers, propose to be completed within the next 1-2 years
- WW - what kind of equipment near the doors in question?
JP - some are sinks and paper towel holders, others are paintings
- JP - two sets of existing stairs within the building with noncompliant nosings; propose to install beveled nosings
- AAB25, shows a detail of the typical nosing that will be installed (2-3 year time frame)
- item 33, open risers, proposing perforated riser (2-3 year time frame)
- item 34-36, center stair, handrails do not extend and are not continuous and do not have compliant shape, to be done within 2-3 year time frame)
- JD - handrail shape for those stairs (item 36), so clarify that time and not outright variance
JP - yes, just a typo, seeking 2-3 year timeframe to comply
- JP - AAB19, items 37-41, regarding elevators
- existing elevator is compliant in size, but does need maintenance to bring it into full compliance with the applicable requirements of 521 CMR
- seeking 2-3 years for a modernization of the elevator
- JP - item 42 and 43, regarding existing toilet rooms
- proposing toilet rooms to relocate the fixtures and remove barriers to make the toilet rooms accessible
- the work would be done with minor modifications done in the short term and a complete toilet room renovation beyond the current 5 year plan
- there is an accessible toilet room at the first floor
- the toilet rooms in question are on the upper floors
- MR - master plan timeframe is unsure, but guessing 8-10 years

- JD - when fixtures are removed, how close are they to compliant
- JP - in the men's room, the stall is 59" instead of 60", and don't have clearance for front of the toilet
- measurements are short by inches, not feet
- CS - where is the toilet room?
- JP - on the third floor that serves the student population
- basement floor unisex toilet room at the first floor, with men's and women's room at either side of that unisex accessible toilet room
- AAB21 shows the location of the toilet rooms at the basement floor (room 41)
- there are only two groups of toilet rooms, one group at the basement level and one group at the third floors
- can change swing of the doors to make more usable
- CS - why not proposed in the first phase of work
- JP - because of funding and the fact that a fully compliant toilet room is provided within the building currently
- JP - Item 44, drinking fountain to be compliant in 2-3 year timeframe
- item 45 and 46, existing stainless steel sinks with knob controls; propose to make one studio for each discipline (art, woodworking, metal, etc) accessible; item 47 and 48 addresses signage that will be completed in 2-3 year timeframe
- MR - still in the phase of working on the master plan
- JD - want to commend on the level of the work proposed so far
- RG - in regards to priorities should consider safety and liability, such as stair nosings and handrails, should probably completed sooner than 2-3 years
- JD - any possibilities to bumping those items up to 1 year
- JP - intent would be 2-3 year window is completed by 2018
- JD - can we bump the stair upgrades to 1-2 years
- GD - what drove the proposals for compliance, costs?
- JP - yes, based on costs and phasing of work
- JP - willing to work with the Board to come up with a revised list, on the condition that can move some work out to a later date
- WW - EXHIBIT 2 – budget for the proposed changes, done by KB Associates, dated 5/18/14
- total cost of all of the required renovations is \$358,000
- CS - *with the exception of Item #28 (threshold) and Item 48 (toilet rooms), no later than March 1, 2017, grant all other requests; status reports starting September 1, 2015 and every 6 months thereafter*
- *directional signage regarding where the accessible toilet rooms are located on all floors as soon as possible*
- GD - *second – carries unanimously*
- March 1st for all compliance deadlines*

17) Hearing: Community Church of West Medway, 200 North Main Street, Medway (V10-036)

WW - hearing called to order at 1 p.m.
- introduce the Board

Carl Schultz, Pastor for Medway Community Church (CSc)

Shawn Taylor, Church Member (ST)

Betsy Nelson, deCastro Nelson Associates (BN)

Art Paturzo, Properties Manager for the Church (AP)

WW - all sworn in
- EXHIBIT 1 – AAB1-46

GD - have worked with BN in the past

No objection to GD sitting on the Board

BN - site plan submittal, which includes enlarged plans as well

WW - accept site plan submittal as EXHIBIT 2, dated February 15, 2015

BN - was not involved as the architect for previous hearings and project

BN - the church is on Main Street in Medway
- fire in 2009; Congregation approved repairs and renovations to the church in 2010 for \$1.7 million
- August 2010 decision of the Board issued decision on a list of variances
- church hall addition, and addition at rear, added to original church
- classroom wing is on three levels
- first floor has a main central corridor; sanctuary, main classroom, and fellowship hall down 16 inches
- variance was granted in 2010 for the lack of access to the upper and lower level classrooms (second floor and basement)
- upper floor has classrooms comparable to the first floor
- renovation work went over budget, and only closed out in 2013
- contacted in 2014 asking about complying with the 2010 decision
- need more time to raise additional funds to comply with the order of the Board
- cannot comply with the 9/1/15 deadline

CSc - event that triggered the requirement was a lightning strike
- originally thought that the project could be completed by the dates originally issued
- church was displaced for 18 months, holding church in a tent in the summer and at the high school auditorium in the winter; in the process, lost many church members
- senior pastor that has come in is young, which has attracted younger families
- a lot more children driven programs now
- when approached in 2010 would have built up space that would no longer be needed
- church is growing and “want to do the right thing, but only want to do it once”

BN - looked at vertical lift and looked at elevator
- little advantage to making Entrance D accessible

CSc - understand that any expansion of the building, will have to come before the Board

- at this point, it is hard to give another date that is reasonable, since the 2015 deadline was not reasonable

AT - it does not make sense to do the elevator at this time, since they hope to expand the building in the near future

CSc - hoping that the expansion would be in 5 years, so it would be hard to say

CS - issue at hand is entrances and not the elevator

CSc - there are spaces directly adjacent to Entrance A

BN - Entrance A gets you to the majority of the building
- there is access to the classrooms and the fellowship hall, as well as the library and the sanctuary

GD - it is the intent to provide access to the basement and the second floor?

CSc - anticipate that they will do something with the fellowship hall, want to make it more of a multi-use space
- would like to make the parish hall be two stories and possible a gymnasium
- not sure of grand plan for access
- providing access to the first floor
- there are also couches within the fellowship hall to have more space; downstairs teen area is more subdued, while fellowship hall events for the teens are used for larger events
- graph of weekly attendance shows that the attendance has grown over the past 5 years

WW - accept graph of attendance over the years as EXHIBIT 3, "Average Worship Attendance"

TH - spending on the project was listed as \$480,000 on the application; actual spending was \$1.7 million per the testimony of BN
- the variance for the lack of access at entrances was based on the addition of the Religious Wing which was to have an elevator and a new accessible entrance at Entrance E; now that Religious Wing addition is no longer proposed

ST - biggest challenge is 5 different levels that are not able to be alleviated by one means of vertical access

KS - the previous decision granted variances for those changes in level

BN - they do want to provide access in the future, but unsure of where or when that vertical access will be provided

ST - could provide LULA, but if we put in a LULA, then the new project would require an elevator, and it would be a better benefit for the congregation

TH - if the LULA was accepted then don't need to go bigger to an elevator if variance already approved

ST - already put a chair lift in and the LULA would create access to the same space that the existing lift already created access too
- don't want to spend money on equipment that is not used when a new project is completed "wasted funds"

CSc - have only been in the space for the past two years
- budget on an annual basis is \$800,000, 60% is for employees; spend \$10,000 on maintenance of the building

WW - no plan set in place at this point
- spent over \$2 million and no access created

CSc - that \$480,000 cost was for the addition and not for the monies spent

TH - that was the amount listed as being spent on the permits
- those numbers are critical to the Board's reviews

CS - grant the variances for the lack of access to the other entrances to the building (C, D, E and F), on the condition that plans for vertical access (and any additional variance requests associated with that plan) to be submitted by September 1, 2015

ST - work was required because of the lightening strike that required work to be done

CSc - could ask for 3 year extension and will be compliant in 3 years
- if we come back with a plan, it may still take 3 years to complete for fundraising and the work to be completed

CS - withdraw

JD - take the matter under advisement

CS - second – carries unanimously

18) Hearing: Richardson House, Tufts University, 28 Professor's Row, Somerville (V14-279)

WW - called to order at 2:00 p.m.
- introduce the Board

Timothy Smith, TDSA Architects (TS)

Rudi Pizzi, Director of Project Administration for Tufts University (RP)

WW - both sworn in
- EXHIBIT 1 – AAB 1-23

TS - existing 3-story wood-frame building, built into the hill
- it was original two houses, one built in 1900, another house built in 1920 and in 1923 it was connected to one building
- 43 students living within the 26 rooms within the building
- conducting a complete exterior renovation with new siding, windows and trim, repairs to the front porch
- at the interior, most of the renovation work is taking place at the first floor
- interior stairway and toilet room renovations, work on the common area lounge
- seeking a variance for the lack of access at this building
- no accessible rooms to be provided in this building, based on the existing MOU
- first floor is 3.5 feet above ground level; would also need to create access between the basement and the 1st, 2nd and 3rd floors; which would cost approximately \$497,000

- CS - common spaces are required to be made accessible
- is it just a dorm?
- TS - only a dorm and common space is only for the students that live in the dorm; there are two lounges, a study room, a deck and a kitchen, with an additional student room in the basement
- there are no exterior stairs to the deck, need a key card to get out to the deck
- TH - as part of the wooden structures that are part of the MOU, accommodations can be made for any student that may want to live within this building
- RP - yes, can evaluate the accommodations required to make the building accessible for a student
- TS - 15 feet from deck to grade
- RP - have provided accommodations for students upon request
- 66 rooms are accessible; 45 rooms to go to meet the 5%, are on target to do that by 2021
- JD - cost analysis for access just to the first floor
TS – yes within the packet, \$107,000
- AB - *grant all variances as proposed*
- *no second – motion fails*
- CS - *require access to the first floor and an accessible toilet room, as proposed in plans*
JD - *second – carries unanimously*
- CS - *grant the remainder of the variances as proposed*
JD - *second – carries unanimously*

19) Incoming: Atkinson Building, new restaurant, 27-31 Water Street, Newburyport (V15-026)

- TH - EXHIBIT – variance application and supplemental information
- previously before the Board with a variance and three complaints
- restaurant is most likely triggering 30% of the value of the tenant space
- seeking two variances: plans seek variances for the door leafs and the lack of compliance at entrances
- JD - *grant as proposed*
AB - *second – carries unanimously*

WW left the room, JD as acting chair

20) Incoming: The Lampost, 6 Circuit Ave., Oak Bluffs (V15-019)

- TH - EXHIBIT – variance application and supplemental information
- entrance renovation project
- three-story building
- spending around \$250,000
- need to verify some of the facts, and have to double-check the previous variance that they mention in the application since was unable to find the variance when looking at the office files'

- CS - continue the review of the case to March 9, 2015 for more information
RG - second – carries unanimously

WW now present

21) Hearing : Stratton Hall, Tufts University, 45 Talbot Avenue, Somerville (V14-291)

- WW - called to order at 3:00 p.m.
- introduce the Board

Rudi Pizzi, Tufts University Director of Construction Administration (RP)

Wendall Kalsow, McGinley Kalsow & Associates, Inc. Architects (WK)

- WW - both sworn in
- EXHIBIT 1 – AAB1-28
- EXHIBIT 2 – plans and pictures
- EXHIBIT 3 – testimony submitted by Member Raymond Glazier
- WK - exterior envelope project that will take place over two summers
- replacement of existing slate and membrane roofs; and cleaning, repointing, and selective replacement of the masonry on the building; new windows; replacement of wood trim at dormers and around trim; foundation waterproofing; and repair and rebuilding of the front stairs
- total project cost is \$3.5 million, value of the building is \$1,571,000
- 4 issues, first is in term of the dorm rooms
- the building was identified in the MOU as one that was found to not be made accessible
- front entrance, there are three sets of stairs, plus a step at the building, with a total change in grade of 9 feet 10 inches
- technologically infeasible to cover almost a 10 foot change of grade from the first floor to grade
- second variance is regarding the lack of vertical access within the building
- would lose dorm rooms with the installation of vertical access
- only one entrance to the building
- common use facilities are related exclusively to the use of students within the dormitory
- CS - a lot of common spaces within the building; a pool table?
- WK - was unaware of the pool table in the building, but I'm sure that there is one in there
- 4' 9 ¼" from based of the stair to the grade
- CS - is it possible to provide a ramp to the building along the side of the building
WK - looked at creating access from the public right of way
- WK - want to maintain a single controlled access point, for security of the students
- the stair work is a repair project to replace the treads

RP - the stairs are a safety issue

RG - feels strongly that there is a solution to create access into the building

WW - stairs within the building?

WK - yes there are two existing stairs within the building

RP - in the process of engaging a study about creating vertical access on the campus, which would create vertical access to the dorms and to the campus

WW - any place around the building where you could place a lift from the basement to the first floor

WK - to access the basement area on the east side of the building would be feasible, but that area of the building

RG - grant all variances for the interior, but require that the Petitioner submit plans for compliance for access to the first floor to be submitted by August 1, 2015

JD - second – carries unanimously

CS - allow the issuance of building permits for the work proposed to be completed in 2015

RG - second – carries unanimously

22) Incoming Discussion: Quaker Inn and Conference Center, 442 Quaker Highway, Uxbridge (V14-351)

TH - because we couldn't figure out the issue during the initial administrative review

- EXHIBIT – site visit report from Mark Dempsey site visit report, dated February 20, 2015

- variance was only for one entrance

MD - only reviewed entrances to the building, did not look further into the toilet rooms or the accessible guest rooms

- found no entrances comply

CS - have the staff file a staff-generated complaint, to include any new information regarding violations found during another scheduled site visit to review public and common use spaces and accessible hotel rooms

LP - second – carries with JD abstaining

23) Incoming Discussion: 181 South Main St., Middleton (V14-185)

TH - EXHIBIT – letter from Warren Kelly and a letter from JS Duggar (dated June 30, 2014), dated 2/17/15

- brand new construction

- unisex toilet room has dimensions of 65” by 93”

JD - grant as proposed

AB - second – carries unanimously

24) Incoming Discussion: Anova School, dba Acera School, 5 Lowell Avenue, Winchester (V14-354)

- TH - EXHIBITS – 2/17/15 received email from Bonnie Peters
- first review of the case occurred on January 26, 2015
 - proposing to expand to the second floor and seeking a variance for the lack of vertical access
 - two plans submitted, but site plan was not submitted

CS - *continue and request submittal of site plan*

JD - *second – carries unanimously*

25) Incoming: Berklee College of Music, 138-152 Mass. Ave., Boston (V15-017)

- TH - EXHIBIT – variance application and supplemental information
- current project spending \$15,800,000, value is \$41,000,000
 - phase 2 will include more work
 - first variance is for 20.7, four locations where the head height is below 80” in the room (75”, 3 locations 78”)

JD - *grant as proposed for 20.7, on the condition that padding is placed at the beam and visual and tactile cues provided*

RG - *second – carries unanimously*

- TH - practice rooms, there is one bank that have stairs that lead to it at both locations
- of 51 practice rooms, 6 are accessible

JD – *grant, based on provided policy*

RG - *second – carries unanimously*

- TH - sidewalk slope/landing does not comply with 2% at the Mass. Ave. side entrance
- proposing automatic door openers

CS - *grant as proposed, with auto-openers*

AB - *second – carries unanimously*

- End of Meeting -

Matters not reasonably anticipated 48 hours in advance of meeting

- UMass Life Science Facility, 240 Thatcher Way, Amherst (V14-310) - 2/20/15 submittal from Adrienne Walters of ARC

EXHIBITS:

- Main Entrance Vestibule, McCormack Building, One Ashburton Place, Boston - February 12, 2015 letter from Frank Chmilariski, AHA Consulting Engineers
 - Marcus Lewis Tennis Center, 100 Nonset Path, Acton (V15-007) - submittal requesting if the thresholds comply; 2/22/15 email from Danny Factor of Acton Commission on Disability
 - New Three-story Residential, 23 Mercer St., South Boston (V14-311) - 2/19/15 letter from Chris Drew (architect), explaining the use of the lift
 - Quaker Inn and Conference Center, 442 Quaker Highway, Uxbridge (V14-351) - site visit report from Mark Dempsey site visit report, dated February 20, 2015
 - 181 South Main St., Middleton (V14-185) - letter from Warren Kelly and a letter from JS Duggar (dated June 30, 2014), dated 2/17/15
 - Anova School, dba Acera School, 5 Lowell Avenue, Winchester (V14-354) - 2/17/15 received email from Bonnie Peters with attached plans
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- 28 West Broadway (The Station), South Boston (V15-027) - variance application and supplemental information
 - Restaurant, 21 South Water St., Nantucket (V15-024) - variance application and supplemental information
 - Harvard Club of Boston, 375 Commonwealth Ave., Boston (V15-025) - variance application and supplemental information
 - Condo Stair Lift, 99 Florence St., Building 50, Chestnut Hill (V15-028) - variance application and supplemental information
 - War Memorial Hall Room, City Hall, 1000 Commonwealth Ave., Newton (V15-021 & V14-235) - variance application and all supplemental information
 - “Crystal” Schutte Sculpture, Stone Hill, Clark Art Institute, 225 South Street, Williamstown (V15-020) - variance application and supplemental information
 - Block H Chapel, 51 Seaport Road, Boston (V15-023) - variance application and supplemental information
 - One Canal Housing, One Canal St., Boston (V15-022) - variance application and supplemental information
 - Urban Art Bar, 709 East Broadway, South Boston (V15-018) - variance application and supplemental information
 - Atkinson Building, new restaurant, 27-31 Water Street, Newburyport (V15-026) - variance application and supplemental information
 - The Lampost, 6 Circuit Ave., Oak Bluffs (V15-019) - variance application and supplemental information
 - Berklee College of Music, 138-152 Mass. Ave., Boston (V15-017) - variance application and supplemental information